



Vale House, 1 St. Oswalds Close | Oswaldkirk, York

BoultonCooper

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Est. 1801





Vale House, 1 St. Oswalds Close | Oswaldkirk, York

Vale House is a beautifully presented and substantial detached family residence, set within the tranquil and highly sought-after village of Oswaldkirk, nestled in the heart of the Howardian Hills. Perfectly positioned, Oswaldkirk enjoys a highly desirable setting within easy reach of a wealth of amenities, whilst remaining just 18 miles from the historic city of York.

- A delightful 6 bedroom stone detached property
- Situated in the sought-after village of Oswaldkirk
- Kitchen/dining room, living room, utility room, study and conservatory
- Six bedrooms, 2 with ensuite, family bathroom
- Substantial gardens with double garage and newly renovated swimming pool
- With Solar Panels and EV Charger
- VIEWING ESSENTIAL

Guide Price £825,000

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Solicitors:
TBC



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DESCRIPTION

The property has been thoughtfully enhanced and beautifully maintained, most notably featuring an impressive 40ft recently renovated outdoor swimming pool, creating a superb setting for both family living and entertaining.

Further benefits include a double garage with electric door and water supply, alongside a private driveway. The home is also equipped with solar panels and battery storage, in addition to an electric vehicle (EV) charging point, offering a forward-thinking and energy-conscious lifestyle.

Internally, the accommodation is both generous and versatile, comprising six well-proportioned double bedrooms, including two en-suite bathrooms, a stylish family bathroom, and a convenient ground floor cloakroom. The heart of the home is a spacious kitchen/dining room, complemented by a separate utility room, while a substantial living room flows seamlessly into a bright conservatory overlooking the gardens. A further ground floor reception room provides flexibility as a playroom, home office, or additional sitting room.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

3.35m x 2.36m (11' x 7'9")

KITCHEN / DINING ROOM

7.75m x 3.91m (25'5" x 12'10")

Dual aspect with uPVC double glazed windows to the rear and sliding patio door to the side leading to the patio area, Treske of Thirsk bespoke kitchen, range of fitted base and wall mounted units with granite worktops over, breakfast island and central island with space for oven with cooker hood over, inset double sink and drainer with chrome mixer tap. Door to:

UTILITY ROOM

3.10m x 1.65m (10'2" x 5'5")

Rear aspect uPVC double glazed window to the rear, door to outside, range of base mounted units, plumbing for washing machine.

SITTING ROOM

7.37m x 3.86m (24'2" x 12'8")

Dual aspect with a delightful southerly aspect and glazed sliding doors to outside and leading out to the conservatory, double radiator.

STUDY/PLAYROOM

2.90m x 2.34m (9'6" x 7'8")

Dual aspect with uPVC double glazed windows to the front and side.

CLOAKROOM

1.93m x 1.52m (6'4" x 5')

Comprising low flush wc and wash hand basin, radiator.

CONSERVATORY

3.91m x 3.63m (12'10" x 11'11")

Brick base and uPVC doubled glazed.

TO THE FIRST FLOOR

LANDING

4.62m x 1.91m plus 5.59m x 0.86m (15'2" x 6'3" plus 18'4" x 2'10")

uPVC double glazed window.

BEDROOM 1 (NE)

5.84m x 5.69m (19'2" x 18'8")

Dual aspect with uPVC double glazed windows to the north and south, double radiator.

BEDROOM 2 (S)

4.42m x 3.91m (14'6" x 12'10")

Front aspect uPVC double glazed window, single radiator.



ENSUITE BATHROOM

2.13m x 1.93m (7' x 6'4")

With three piece suite comprising panelled bath, low flush wc and pedestal wash hand basin, part tiled walls, chrome heated towel rail, front aspect uPVC double glazed window.

BEDROOM 3 (SW)

3.91m x 3.86m (12'10" x 12'8")

Dual aspect windows with uPVC double glazed window and Juliet balcony overlooking the swimming pool, fitted wardrobe, radiator.

BEDROOM 4 (NW)

3.91m x 2.90m (12'10" x 9'6")

Dual aspect with uPVC double glazed windows, radiator.

BEDROOM 5 (N)

29.57m x 2.77m (97' x 9'1")

Rear aspect uPVC double glazed window. single radiator.

BEDROOM 6

2.97m x 2.87m (9'9" x 9'5")

Rear aspect uPVC double glazed window, built-in cupboard.

ENSUITE SHOWER ROOM

3.00m x 2.69m (9'10" x 8'10")

Timber frame Velux skylight, three piece suite comprising shower cubicle with glaze screen, wash hand basin and separate wc.

BATHROOM

4.17m x 1.75m (13'8" x 5'9")

Timber frame Velux skylight, inset sunken bath, wc and wash hand basin, chrome heated towel rail.

OUTSIDE

The property is approached via a private driveway, providing ample parking and access to the garage. The gardens extend to approximately 0.3 acres and wrap elegantly around the property, offering a high degree of privacy.

Beautifully enclosed with newly installed perimeter fencing, the grounds feature the swimming pool, a dedicated pool house (17'11" X 8'2"), and a garden shed. The gardens enjoy uninterrupted, far-reaching views across the surrounding countryside and the rolling landscape of the Howardian Hills, creating a truly idyllic outdoor setting.

ADJOINING DOUBLE GARAGE

5.82m x 5.82m (19'1" x 19'1")

With up and over door to the front and personnel door to the rear, 2 no. uPVC double glazed windows plus dormer window, electric power and light. Oil fired central heating boiler.

LOCATION

Perfectly positioned, Oswaldkirk enjoys a highly desirable setting within easy reach of a wealth of amenities, whilst remaining just 18 miles from the historic city of York.

- Ampleforth (2 miles) – A well-regarded village offering everyday conveniences alongside Ampleforth College, as well as a doctor's surgery, swimming pool, gymnasium, post office, local shop, and traditional public houses.
- Helmsley (4 miles) – An attractive and highly sought-after market town providing an excellent range of amenities, including healthcare services, supermarkets, boutique shops, cafés, restaurants, and access to beautiful countryside walks.
- Hovingham (4 miles) – A quintessential English village with charming pubs, independent eateries, local shops, and scenic surroundings.
- Gilling East (2 miles) – Home to a traditional village pub and the historic Gilling Castle and golf course.
- Malton (12 miles) – Renowned as Yorkshire's food capital, offering a vibrant selection of artisan producers, markets, and dining experiences.
- Thirsk (14 miles) – A charming market town with a comprehensive range of shops, services, and excellent transport links.

LOCAL AMENITIES

Nested within the picturesque village of Oswaldkirk, this property benefits from a truly vibrant and close-knit community. At its heart lies the Village Hall, complemented by a recently installed children's park, creating an ideal setting for families. The village hosts an array of thoughtfully curated events throughout the year, including coffee mornings, cinema evenings, children's activities, and a variety of sports classes. For those who enjoy the outdoors, the surrounding countryside offers exceptional walking routes, further enhanced by local groups such as the Oswaldkirk Walking Group and the Ladies Owls Group.

SERVICES

Mains electricity, water, and drainage are connected. The property is heated via oil-fired central heating and there are roof mounted solar panels with battery storage. All the services have not been tested but we have assumed that they are in working order.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWINGS

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.





WHAT3WORDS

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COUNCIL TAX BAND

We are informed that the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

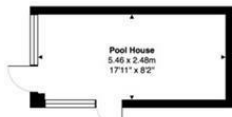
Assessed in Band B. The full EPCs can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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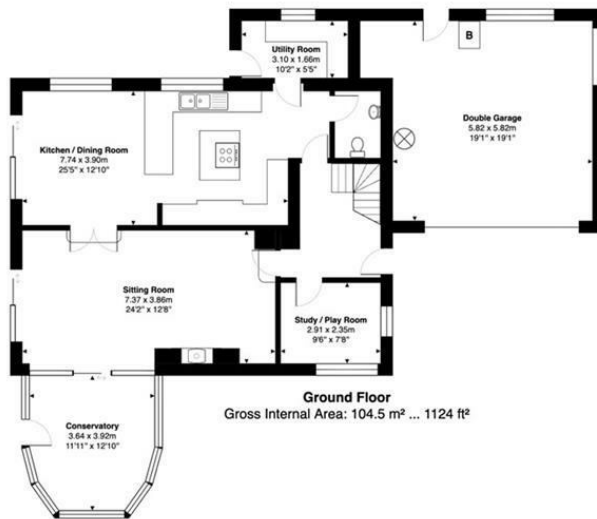
1 St Oswald's Close, Oswaldkirk, YO62 5YH



Pool House
Gross Internal Area: 13.6 m² ... 146 ft²



Gross Internal Area: 233.0 m² ... 2508 ft² (excluding pool house, double garage)
All measurements are approximated for display purposes only and should be independently verified
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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